

City Council Study Session
September 26, 2016 - 5:30 PM
City Hall Annex - 1 East Main Street
AGENDA

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I. CALL TO ORDER

A. Roll Call

II. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

- A. Auburn Arts and Cultural Center Update (10 Minute Presentation & 10 Minute Q&A) (Faber)
- B. Parks and Recreation Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)
- C. Arts Commission Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)
- D. Urban Tree Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)
- E. Cemetery Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)
- F. White River Historical Society Board Annual Update (10 Minute Presentation & 5 Minute Q&A) (Faber)
- G. **2017-2018 Human Services Funding (20 Minute Presentation & 20 Minute Q&A)* (Hinman)**
2017-2018 Human Services Funding Recommendations
- H. **Ordinance No. 6617 (20 Minute Presentation & 20 Minute Q&A)* (Snyder)**
An Ordinance of the City Council of the City of Auburn, Washington, creating new sections 13.48.245, 13.48.246, 13.48.247 and 13.48.425 of the City Code, and amending sections 12.04.010, 13.41.010, 13.41.050, 13.48.005, 13.48.010, 13.48.110, 13.48.180, 13.48.225, 13.48.230, 13.48.240, 13.48.250, 13.48.420, 13.48.440, 15.74.010, 15.74.020, 15.74.050, 17.02.030, 17.09.050, 17.09.070, 17.10.020, 17.10.070, 17.10.120, 17.12.010, 17.26.010, 17.26.030, 18.50.010 and 18.50.040 of the City Code relating to Low Impact Development

IV. ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office, on the City website (<http://www.auburnwa.gov>), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.

**Denotes attachments included in the agenda packet.*



AGENDA BILL APPROVAL FORM

Agenda Subject:

2017-2018 Human Services Funding (20 Minute Presentation & 20 Minute Q&A)

Date:

September 21, 2016

Department:

Administration

Attachments:

[Human Services Funds](#)

Budget Impact:

\$0

Administrative Recommendation:

For discussion.

Background Summary:

Human Services funds are 1% of the City's General Fund that are designated for the biennial, competitive human services fund application cycle and other supportive programs in Auburn. The application process opens in the spring prior to the new contract 2-year cycle; applicants are given six weeks to submit a completed application. After evaluating all submissions the Human Services Committee selects programs and provides recommendations based on how much the programs requested, their applications, the needs the programs meet in the Auburn community and the amount of funds available through the general fund.

Reviewed by Council Committees:**Councilmember:****Staff:**

Hinman

Meeting Date: September 26, 2016

Item Number: DI.G

Human Services Funds

Human Services funds are 1% of the City's General Fund (see comparative funding chart on page 5) that goes to the biennial, competitive human services fund application cycle and other supportive service programs in Auburn. Funds are awarded to programs of nonprofit organizations, **not** the entire organization. This means that organizations can apply multiple times depending on how many programs they want to have funded. The funds must benefit Auburn residents and have to align with the City's areas of focus which include:

- poverty reduction
- child abuse and neglect
- domestic violence and sexual assault
- health care

Applications open in the spring prior to the new contract year and applicants are given six weeks to submit a completed application. Applications require:

- full organizational and program descriptions
- budgets for both the organization and the program
- proof of 501c3 status
- a financial summary including a management letter
- number of Auburn residents served
- narrative on how the program will benefit our community

All completed applications are submitted to the City's Human Services Committee and evaluated using a rating tool. After evaluating all applications the committee carefully selects which programs they want to fund for the next two years. This year 70 programs applied for funding and 46 were selected to be funded. Applications that need further explanation are asked to provide an oral presentation to the committee. Applicants are not required to provide the presentation; however it is an opportunity to provide clarity to any answers that were not made clear to the committee as well as meet new applicants. Presentations are 15 minutes with 5 minutes allowed for a brief overview of the organization and the program and 10 minutes for questions by committee members.

After all oral presentations are completed the Human Services Committee evaluates all applications and provides recommendations based on how much the program requested, their application, the need the program is meeting in Auburn's community and the amount of funds available through the general fund. Recommendations of funds awarded are also based on the capacity of the organization and the relationship the organization has with Auburn. For example, if an organization only has one paid staff and two volunteers to provide their program's services they may receive an award of \$2,000 - \$5,000. Anything larger would increase their expectation to serve and overwhelm them and set them up for failure. For newly funded applicants the committee has a general rule of recommending \$5,000 or less. The committee will then use the two year cycle to evaluate the program and its benefit to Auburn and see if during the next application cycle the program can be considered for an increased amount of funding. All recommendations are submitted to City Council for approval.

In 2016 the City of Auburn Human Services Committee implemented new strategies to better organize and streamline how they determine recommendations for Human Services Funding. During their committee retreat they agreed to sign conflict of interest forms for any committee member who might have a relationship with

an applicant and reintroduced oral presentations to the application process. The committee also conducted 10 site visits of organizations who have received funding.

During the 2017-18 funding cycle the committee plans to increase the amount of sites visited. The changes and improvements implemented by the committee have made the application process more efficient and timely ensuring enough time to invest into each individual application as well as careful and meticulous evaluation of how each program contributes to the overall health and wellness of Auburn and its residents.

Community Development Block Grant Funds (CDBG)

The City of Auburn receives Community Development Block Grant (CDBG) funds each year to support our community while maintaining a focus on our most vulnerable, underserved and at risk residents. Programs awarded CDBG public service dollars are primarily given to organizations that have a capacity to meet the reporting requirements of HUD.

CDBG funds awarded during the biennial human services application are only given to programs or projects that are considered public services under HUD's definition. Public services are direct services to individuals that include but are not limited to:

- employment training
- health care
- education programs
- child care and services for homeless persons

Public service awarded funds cannot exceed 15% of the total CDBG amount awarded to the City. Public service needs are determined by demographic information, needs assessments, employment rates, citizen reporting and consultations with partnering organizations. The City of Auburn's current breakdown of CDBG funds is:

- Housing Repair \$250,000 (48%)
- Program Administration \$100,000 (20%)
- Public Services \$77,500 (15%)
- Economic Development \$40,000 (8%)
- Youth and Young Adults \$51,664 (9%)

Agency/Program	Recommendation	Request	15-16 Funding
<i>*denotes new program funded by City of Auburn</i>			
1. Apprenticeship & Non-traditional Employment for Women (ANEW)	5,000	22,500	
2. Auburn Pregnancy Aid	5,500	5,500	5,000
3. Auburn Respite	10,000	20,000	10,000
4. Auburn Youth Resources: Drop-In	30,000	85,000	85,000
5. Birth to Three Developmental Center	15,000	15,000	10,000
6. Catholic Community Services: Emergency Assistance	10,000	10,000	
7. Catholic Community Services: HOME	16,500	16,500	15,000
8. Catholic Community Services: Katherine's House and Rita's House	5,500	5,500	5,000
9. Catholic Community Services: Chore Services	6,000	10,000	3,000
10. Child Care Resources: Child Care Consumer Education & Provider Quality Improvement	5,000	9,048	
11. Children's Home Society: Auburn Family Resource Center	15,000	30,000	20,000
12. Children's Therapy Center: Special Needs	10,800	10,800	10,000
13. Christ Community Free Clinic	15,000	20,000	20,000
14. Communities in Schools: Students in Need	8,000	20,000	5,000
15. Consejo Counseling & Referral Service: DV Community Advocacy	10,000	20,000	10,000
16. Courage360: Employment Services Continuum	5,000	8,000	8,000
17. Crisis Clinic: Crisis Line	1,000	7,500	1,000
18. Crisis Clinic: King County 2-1-1	5,000	15,000	1,000
19. Crisis Clinic: TeenLink	2,500	4,500	1,000
20. DAWN: Community Advocacy Program (CAP)	3,000	7,400	
21. DAWN: Housing	10,000	10,000	9,000
22. DAWN: Prevention	5,000	5,000	
23. Eastside Legal Assistance Program: Legal Services	5,000	13,675	
24. International Community Health Services: Dental	5,000	10,538	
25. King County Bar Association: Pro Bono Services	2,000	2,000	
26. King County Sexual Assault Resource Center: Comprehensive Sexual Assault Services	22,500	24,525	22,500
27. Multi-Service Center: Shelter & Transitional Housing	8,000	8,000	8,000
28. Orion: Employment Services	20,000	28,000	15,000
29. Pediatric Interim Care Center: Interim Care of Drug-Exposed Infants	12,000	12,000	10,000
30. Seattle-King County Dept. of Public Health: SKC Mobile Medical Van	12,000	12,000	10,000

Agency/Program	Recommendation	Request	15-16 Funding
31. Sound Generations: Meals on Wheels	7,000	7,910	7,000
32. Sound Generations: Volunteer Transportation	5,000	24,310	5,000
33. Sound Mental Health: Child & Family Community Services	10,000	20,000	
34. Sound Mental Health: Low Income Counseling	10,000	25,000	
35. Sound Mental Health: PATH Homeless Outreach	7,500	10,000	5,000
36. South King Council of Human Services: Capacity Building	7,000	10,000	5,000
37. SKC St. Vincent de Paul Stores: Emergency Services	15,000	20,000	10,000
38. St. Stephen Housing Association	10,000	10,000	
39. The Auburn Food Bank	35,000	40,000	35,000
40. Treehouse: Graduation Success	5,000	10,000	
41. Ukrainian Community Center of Washington: Refugee Assistance	7,500	15,000	7,500
42. Ukrainian Community Center of Washington: Crisis Family Intervention Program (CFIP)	5,000	15,000	5,000
43. YWCA Seattle-King-Snohomish: Children's Domestic Violence	5,000	5,000	5,000
44. YWCA Seattle-King-Snohomish: Domestic Violence	20,000	20,000	20,000
45. YWCA Seattle-King-Snohomish: Auburn Transitional Housing	14,000	14,000	14,000
46. YWCA Seattle-King-Snohomish: Emergency Housing	4,000	4,000	4,000
Total	\$452,300	\$718,306	

Other programs funded with Human Services GF funds:

Agency	Program	Amount	15-16 Funding
COA – Senior Center	Salad Bar	5,000	4,500
COA – Parks	Get Up & Get Out	16,000	16,000
COA – Community Services	Neighborhood Matching Grants	15,000	15,000
COA – Community Services	Homeless Task Force Recommendations	20,000	
Auburn Valley YMCA	Community Learning Centers	20,000	20,000
Auburn Valley YMCA/ASD	Before & After School Partnership	30,000	
SKHHP	SKC Housing Planner	5,000	
The Auburn Food Bank	Emergency Housing Vouchers	15,000	15,000
The Auburn Food Bank	Inclement Weather Shelter Partnership	5,000	5,000
Total		\$131,000	
TOTAL GENERAL FUND DOLLARS		\$583,300	

TOTAL GENERAL FUND DOLLARS: \$574,300

Comparative Human Services Funding in South King County (2015-2016 numbers)

Auburn	\$775,000 (1% of GF; also approx. \$90,000 for direct service delivery)
Burien	\$275,000 (1.25% of GF; had previously been at 1%; the extra .25% or \$55,000 is to address homelessness)
Covington	\$126,500 (Covington's Comp Plan recommends 2% of their budget, but they're probably closer to 1% in actual funding)
Federal Way	\$587,164 (no formula)
Kent	\$890,000 (\$7.33/resident)
Renton	\$562,000 (no formula; \$30,000 of which is used for either the parallel funding process, capacity building for agencies, or critical services/TBD)
SeaTac	\$517,000 (1.5% of GF; also \$8,800 for direct services)
Tukwila	\$365,170 (no formula)

Note: Some cities use percentage formulas or cost per resident; some reflect staffing; some include other direct services, etc. - but not all



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6617 (20 Minute Presentation & 20 Minute Q&A)

Date:

September 20, 2016

Department:

CD & PW

Attachments:

[Ordinance No. 6617](#)

Budget Impact:

\$0

Administrative Recommendation:

For discussion only.

Background Summary:

Ordinance No. 6617 authorizes modifications in the City of Auburn's municipal code to make Low Impact Development (LID) principles and best management practices (BMPs) the preferred and commonly-used approach to new development, redevelopment, and construction site activities. These changes are in accordance with the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Municipal Stormwater Permit.

Discussions were held with the Planning Commission on June 21, July 19, and August 16, 2016, along with public hearings conducted on July 19 and August 16. Public comment was received by King Snohomish Master Builders Association, Pierce County Master Builders Association, and Puget Soundkeepers. On August 16, 2016 the Planning Commission deliberated and voted on a recommendation to adopt the proposed modifications to Auburn City Code, as summarized below:

ACC 12.04 Public Works Construction

- Recommend revisions to **12.04.010 B(2)** to establish the 2014 Department of Ecology Stormwater Management Manual for Western Washington (DOE SWMMWW) <https://fortress.wa.gov/ecy/publications/summarypages/1410055.html>, and Supplemental Manual for use within the City of Auburn, as the City's Surface Water Management Manual (SWMM).

A presentation to the City Council on the DOE SWMMWW and the Supplemental Manual is scheduled for the October 10, 2016 study session.

ACC 13.41 Utility Systems Development Charge

- Recommend that the System Development Charge (SDC) credit for the use of LID in **13.41.050 (B)** is eliminated. Current City Code provides a System Development Charge (SDC) credit of up to 70% to encourage the use of LID. Since consideration of LID is shifting from voluntary to mandatory beginning in 2017, this is no longer needed.
- Recommend removal of LID definition in **13.41.010 (E)**; the term is eliminated from this chapter with the revision above, and is defined adequately in other chapters.

ACC 13.48 Storm Drainage Utility

- Recommend revision of Purpose in **13.48.005** to better describe the goals of the Storm Utility, including: regulatory compliance; protection of property and surface water bodies; and provisions for maintenance, planning, collection of utility rates, and enforcement.
- Recommend modifying **13.48.005 C** from “promote LID...as appropriate” to “require LID...where feasible”.
- Recommend revision and adding definitions in 13.48.010 relative to LID and the update of the City’s SWMM.
- Recommend adding to **13.48.180** to provide authority to establish necessary recorded instrument that defines location of required storm BMPs and maintenance obligations.
- Recommend revisions to **13.48.225** to conform with updates to Ecology’s Minimum Requirements and require the use of LID principles and BMPs per the DOE SWMMWW.
- Recommend revision to **13.48.230 B** to change “impervious” to “hard” surfaces to match new DOE definitions and requirements.
- Recommend adding section **13.48.425 Low Impact Development in Ground Water Protection Areas** to protect ground water sources of drinking water in Ground Water Protection Zones defined in ACC 16.10.080 by not allowing the use of LID infiltration facilities that collect runoff from pollution-generating surfaces without also including enhanced treatment.
- Recommend adding sections **13.48.245 Permit – Application, 13.48.246 Permit – Approval, and 13.48.247 Permit - Revocation** to establish code requirements for storm drainage permits.

ACC 15.74 Land Clearing, Filling and Grading

- Recommend revision of Intent in **15.74.010** to require implementation of LID principles for land clearing, filling, and grading activities.

- Recommend revision of Scope in **15.74.020** to require that all land disturbing activities meet the provisions of ACC 13.48, including meeting standard LID requirements where applicable.
- Recommend revision of Exemptions in **15.74.050** to clarify that other sections of the Auburn City Code will still apply to activities exempted from the requirements of this specific chapter.

ACC 17.02 General Provisions

- Recommend revision of Purpose in **17.02.030** to incorporate consideration of LID principles into subdivision layouts.

ACC 17.09 Short Subdivisions

- Recommend revision of **17.09.050 D(2)** and **K** to include consideration of LID principles in storm drainage/site grading plans for short subdivisions and addition of requirement to notify individual property owners of location, responsibilities, and requirements related to LID stormwater management facilities.

ACC 17.10 Preliminary Subdivisions

- Recommend addition of **17.10.020 D(4e.i)** and **(4e.ii)** to require identification of location and maintenance responsibilities for proposed LID facilities in preliminary plat applications.
- Recommend addition of **17.10.070 H** to include consideration of LID principles in preliminary plat findings of fact.

ACC 17.12 Final Subdivisions

- Recommend addition of **17.12.010 D(17)** to require notification of individual property owners and/or associations of the location, responsibilities, and requirements associated with LID and stormwater management facilities in final plat documents.

ACC 17.26 Cluster Subdivisions

- Recommend revision of Purpose in **17.26.010** to include consideration of clustering as a LID technique.
- Recommend revision of **17.26.030B** to allow flexibility in minimum lot size, width, and area to allow maximizing density when LID facilities are designated.
- Recommend revision of **17.26.030 D(5)** and **(6)** to restrict future variances to setbacks and lot coverage limits when cluster developments are approved, and eliminate restriction to lot width in cluster subdivisions.

- Recommend revision to **17.26.030 D(7a), (7d), and (7e)** to allow for LID facilities in existing common space requirements and the use of LID principles in open space layout.

ACC 18.50 Landscaping and Screening

- Recommend expanding Intent in **18.50.010** to include LID principle of using landscaping to disconnect impervious surfaces.
- Recommend expanding Applicability in **18.50.020** to specifically exclude single-family and duplex units on existing lots located within subdivisions.
- Recommend adding **18.50.040 A(5)** to allow LID facilities to be included in minimum landscaping requirements.
- Recommend revision to Notes for **Table 18.50.040(A)** to include preference for the LID design principles of preserving native coniferous vegetation and planting of native plant species.
- Recommend revision to **18.50.040 C(1), (1a), and (1c)** to include LID principles in Landscape Design.
- Recommend revision to **18.50.040 C(4)** to allow the use of bumper blocks in parking lot landscaping when used as part of a LID design.

Reviewed by Council Committees:

Councilmember:

Staff: Snyder

Meeting Date: September 26, 2016

Item Number: DI.H

ORDINANCE NO. 6 6 1 7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, CREATING NEW SECTIONS 13.48.245, 13.48.246, 13.48.247 AND 13.48.425 OF THE CITY CODE, AND AMENDING SECTIONS 12.04.010, 13.41.010, 13.41.050, 13.48.005, 13.48.010, 13.48.110, 13.48.180, 13.48.225, 13.48.230, 13.48.240, 13.48.250, 13.48.420, 13.48.440, 15.74.010, 15.74.020, 15.74.050, 17.02.030, 17.09.050, 17.09.070, 17.10.020, 17.10.070, 17.10.120, 17.12.010, 17.26.010, 17.26.030, 18.50.010 AND 18.50.040 OF THE CITY CODE RELATING TO LOW IMPACT DEVELOPMENT

WHEREAS, in connection with its storm drainage programs, the City of Auburn, Washington, has a National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Municipal Stormwater Permit ("Permit"); and

WHEREAS, the requirements of this Permit include meeting requirements mandated by the Washington State Department of Ecology (DOE) to make Low Impact Development (LID) principles and best management practices (BMPs) the preferred and commonly-used approach to new development, redevelopment, and construction site activities; and

WHEREAS, LID includes land planning and engineering design approaches intended to reduce stormwater runoff by using on-site natural features and distributed stormwater management practices to mimic pre-disturbance hydrologic processes and protect water quality; and

WHEREAS, the NPDES Permit specifically requires the City of Auburn to comply with Special Condition S5.C.4.a by implementing an ordinance or other enforceable mechanism to address runoff from new development, redevelopment, and construction

site activities that includes the minimum requirements, thresholds, and definitions in Appendix 1 of the City's Permit; and

WHEREAS, the City can demonstrate that its criteria and requirements will protect water quality, reduce the discharge of pollutants to the Maximum Extent Practicable (MEP), and satisfy State of Washington All Known, Available, And Reasonable Treatment (AKART) requirements by adopting DOE's Stormwater Management Manual for Western Washington (DOE SWMMWW); and

WHEREAS, this requirement can be met by amending Section 12.04.010.B.2 of the Auburn City Code (ACC), establishing the 2014 DOE SWMMWW and City of Auburn Supplemental Manual as the City's Surface Water Management Manual (SWMM); and

WHEREAS, the NPDES Permit specifically requires the City of Auburn to comply with Special Condition S5.C.4.f.i, which requires the City to review, revise and make effective its local development related codes, rules, standards, or other enforceable documents to incorporate and require LID principles and BMPs no later than December 31, 2016, where such revisions make LID the preferred and commonly-used approach to site development by minimizing impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations; and

WHEREAS, the City has conducted a thorough review and revision gap analysis process of its local development related codes, rules, standards, or other enforceable documents, as outlined in the document "*Integrating LID into Local Codes: A Guidebook for Local Governments*" (Puget Sound Partnership, 2012), the results of which have

been documented in a series of spreadsheets covering the *Guidebook's* main topics, including following:

Site Planning and Assessment;
Healthy Soils;
Landscaping,
Native Vegetation and Street Landscaping;
Hard and Impervious Surfaces;
Bulk and Dimensional Considerations;
Clearing and Grading;
Streets and Roads;
Parking;
Design Guidelines and Standards;
Stormwater Management and Maintenance;
Subdivision and Planned Unit Development; and
Critical Areas and Shoreline Management;

and

WHEREAS, it is appropriate to incorporate these considerations into the City's annual stormwater report to be submitted to DOE by March 31, 2017, as required in Special Condition S5.C.4.f.ii; and

WHEREAS, it is also appropriate for the City to meet its NPDES Permit Special Conditions by revising and updating the provisions of the pertinent sections of the City Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. New Section to City Code. That a new Section 13.48.245 of the Auburn City Code be, and the same hereby is created to read as follows:

13.48.245 Permit – Application.

Any owner or authorized agent who intends to initiate a new development or redevelopment project involving the activities in ACC 13.48.240 shall first make an application to the city and obtain the required permit for the work. Applications shall be prepared by a professional civil engineer licensed by the state of Washington and shall conform to the city's design standards and SWMM per Chapter 12.04. The city engineer shall have the authority to accept an application not prepared by a licensed professional civil engineer if the city engineer

Ordinance No. 6617
September 20, 2016

determines the scope of the project is such that a detailed set of plans is not required. An application for a storm drainage permit shall be applied for, and where possible, processed concurrently with any other necessary permits or approvals.

Section 2. New Section to City Code. That a new Section 13.48.246 of the Auburn City Code be, and the same hereby is created to read as follows:

13.48.246 Permit – Approval.

The city engineer shall have the authority to approve, modify, approve with conditions, or deny the permit in accordance with the intended purposes of ACC 13.48.005. The city engineer shall also have the authority to determine the time frame when the new development or redevelopment project shall commence, when the project is to be completed, designated haul routes, seasonal and weather restrictions, and hours of operation.

Section 3. New Section to City Code. That a new Section 13.48.247 of the Auburn City Code be, and the same hereby is created to read as follows:

13.48.247 Permit – Revocation.

Failure of the property owner and/or permittee to comply with any or all of the provisions of this chapter or any or all provisions of a storm drainage permit, including, but not limited to, the Stormwater Site Plan and the Operations and Maintenance Plan may cause the city engineer to revoke the permit. If the permit is revoked, all operations shall cease until such time that the noncompliance is corrected.

Section 4. New Section to City Code. That a new Section 13.48.425 of the Auburn City Code be, and the same hereby is created to read as follows:

13.48.425 Low Impact Development in Ground Water Protection Areas.

The city of Auburn has designated Ground Water Protection Areas (also known as "Zones") in conformance with the requirements of Section 16.10.080.(F) of the city code. To protect ground water sources of supply, LID facilities that include infiltration of runoff from pollution-generating surfaces shall not be allowed without enhanced treatment within Ground Water Protection Zones 1 and 2.

Section 5. Amendment to City Code. That Section 12.04.010 of the Auburn City Code be and the same hereby is amended to read as follows:

12.04.010 Adoption of engineering construction standards and engineering design standards.

A. Adopted – Engineering Construction Standards. The engineering construction standards include the following documents and manuals which are herein referred to as the "engineering construction standards" and are adopted by reference:

1. The Standard Plans (M21-01) for Road, Bridge, and Municipal Construction prepared by the Washington State Department of Transportation, the latest publication and amendments

thereto, as determined appropriate for city infrastructure by the city engineer and for conformance with adopted city engineering design standards.

2. The Standard Specifications for Road, Bridge and Municipal Construction, the latest (English) edition publication and amendments thereto as issued by the Washington State Department of Transportation as supplemented and amended through special provisions by the city engineer for specific construction applications and for conformance with adopted city engineering design standards.

3. The City of Auburn Engineering Standard Details, a manual of specific plans or drawings developed and adopted by the city of Auburn department of public works which show frequently recurring components of work that have been standardized for repetitive use, as supplemented and amended by the city engineer for specific construction applications and for conformance with adopted city engineering design standards.

B. Adopted – Engineering Design Standards. The engineering design standards as approved, supplemented and amended by the city engineer for specific design applications and in consultation with the city council on policy issues or broad citywide implications shall include the following documents and manuals which are herein referred to as the “engineering design standards” and are adopted by reference:

1. A manual of specific engineering design requirements which shows frequently recurring public transportation and utility infrastructure standards.

2. The City of Auburn Surface Water Management Manual (SWMM) which is the ~~2008 City of Tacoma Surface Water Management Manual as amended 2014 Department of Ecology Stormwater Management Manual for Western Washington and its Supplemental Manual~~, for use in the city of Auburn. The SWMM is a manual of specific requirements related to storm drainage management.

C. Adopted – Highway Access Management. Chapter 468-52 WAC, Highway Access Management – Access Control Classification System and Standards, and amendments thereto, with the exception of WAC 468-52-060 and 468-52-070, is adopted by reference with the following amendments:

1. All references to the “Department” shall be changed to “city of Auburn.”

2. All references to Chapter 468-51 WAC or sections thereof shall be changed to “City of Auburn Engineering Design Standards.” (Ord. 6532 § 14, 2014; Ord. 6283 § 1, 2009; Ord. 6258 § 1, 2009; Ord. 6157 § 1, 2008; Ord. 5042 § 1 (Exh. B), 1998.)

Section 6. Amendment to City Code. That Section 13.41.010 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.41.010 Definitions.

As used in this chapter, unless the context otherwise requires:

A. “Capacity facilities” includes but is not limited to:

1. Water system infrastructure including: water sources, treatment facilities, interties, pump stations, pressure reducing stations, standby generators, reservoirs, distribution, and transmission mains and appurtenances needed for distribution, fire protection and pressure.

2. Sanitary sewer system infrastructure including: lift stations, standby generators, force mains, conveyance lines and appurtenances needed to collect and transport sewage for treatment and disposal or to eliminate a storm and sanitary sewer cross connection.

3. Storm drainage system infrastructure including: pump stations, standby generators, storage facilities, water quality facilities, stream, creek or river improvements and conveyance lines needed to collect, transport and dispose of storm drainage, eliminate storm and sanitary

sewer cross connections, eliminate storm and surface water flooding and water quality problems, and treatment and disposal facilities.

~~B. "Impervious surface," for the purpose of calculating a system development charge and only as it pertains to this chapter, means a hard surface area that prevents the entry of water into the soil mantle. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, concrete or asphalt paving. Open, uncovered, retention/detention facilities shall not be considered as impervious surfaces for the purpose of SDG fee calculation. "Parcel, non-single-family" means any parcel of developed land other than single-family or two-family (duplex) residential.~~

C. "Utility systems development charge" is a charge imposed on new customers, or existing customers revising use of their property, in recognition of the previous investment of the city and its customers in the utility systems.

~~D. "Parcel, non-single-family" means any parcel of developed land other than single-family or two-family (duplex) residential.~~

~~E. "Low impact development (LID)" means a storm water management and land development strategy that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions. Common LID designs include, but are not limited to, bioretention areas, vegetated rooftops, porous asphalt pavement and porous concrete as designed in accordance with the City of Auburn Surface Water Management Manual and 2005 Low Impact Technical Guidance Manual for Puget Sound published by the Puget Sound Action Team or most recent update. (Ord. 6391 § 1, 2011; Ord. 6341 § 1, 2011; Ord. 6283 § 2, 2009; Ord. 5801 § 1, 2003; Ord. 4830 § 1, 1996; Ord. 4479 § 2, 1990; Ord. 3510 § 2, 1980.)~~

Section 7. Amendment to City Code. That Section 13.41.050 of the Auburn City Code be and the same hereby is amended to read as follows:

13.41.050 Credits.

All system development charge credits shall be documented in writing as negotiated between the land developer and the city engineer.

A. If a developer provides a capacity facility that benefits other properties as identified within the appropriate utility comprehensive plan, a systems development charge credit may be granted under the provisions of this chapter.

~~B. If a developer of any non-single family parcel development, as defined in ACC 13.41.010(D), provides low impact development (LID) facilities, as defined in ACC 13.41.010(E), to manage on-site storm water then a credit shall be granted of up to 70 percent of the total amount of the system development charge. The credit amount is equal to the ratio (expressed as a percentage) of the total impervious surface area managed by LID to the total area of impervious surface of the development. (Ord. 6391 § 1, 2011; Ord. 6341 § 1, 2011; Ord. 5801 § 1, 2003; Ord. 4830 § 1, 1996; Ord. 4479 § 2, 1990; Ord. 3510 § 5, 1980.)~~

Section 8. Amendment to City Code. That Section 13.48.005 of the Auburn City Code be and the same hereby is amended to read as follows:

13.48.005 Purpose.

The city has determined that a storm drainage utility and associated regulations will avoid the creation of public nuisances that would occur without such utility and regulations, and

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promote the public health, safety and general welfare of the citizens of Auburn. Public nuisances would consist of: are necessary to protect the public health, safety, and general welfare of the citizens of Auburn; promote sound development policies and construction procedures which respect and preserve the city's natural resources; and prevent the creation of public nuisances that would occur without such utility and regulations. The purpose of the storm drainage utility is to:

- A. Water-inundated property, both public and private;
- B. Uncontrolled volume increase, rate, or contaminated load of runoff;
- C. Degradation of existing water resources such as creeks, streams, rivers, ponds, lakes, groundwater, and other water bodies;
- D. Degradation of water used for contact recreation, aquatic habitat, and aesthetic quality;
- E. Jeopardy to the city's compliance with federal flood insurance programs;
- F. Jeopardy to the city's compliance with the NPDES Western Washington Phase II Municipal Stormwater Permit.

A. Maintain the city's compliance with the National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Municipal Stormwater Permit;

B. Maintain the city's compliance with federal flood insurance programs;

C. Require the integration of Low Impact Development policies, procedures, and BMPs into the city's stormwater infrastructure where feasible;

- D. Control and prevent the flooding of property, both public and private;
- E. Manage uncontrolled volume increase, rate, or contaminated load of runoff;
- F. Maintain and protect existing water resources such as creeks, streams, rivers, ponds, lakes, groundwater, and other water bodies;

G. Maintain and protect water used for contact recreation, aquatic habitat, and aesthetic quality.

H. Provide for the planning, security, design, construction, use, maintenance, repair and inspection of the storm and surface water system;

I. Protect the functions and values of critical areas as required under the State's Growth Management Act and Shoreline Management Act;

J. Provide for enforcement of the provisions of this code, the engineering construction standards and the engineering design standards per ACC 12.04, and related city manuals and code provisions;

K. Establish rates and charges that provide a method of payment of all or any part of the cost and expense of maintaining and operating stormwater control facilities; all or any part of the cost and expense of planning, designing, establishing, acquiring, developing, constructing and improving stormwater control facilities; or all or any portion of any issue of general obligation or revenue bonds issued for such purpose. (Ord. 6251 § 1, 2009; Ord. 5853 § 1, 2004; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4776 § 1, 1995.)

Section 9. Amendment to City Code. That Section 13.48.010 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.48.010 Definitions.

The following words when used in this chapter shall have the following meanings. Where ambiguity exists, technical words or phrases shall be interpreted in accordance with the city's surface water management manual; nontechnical words or phrases will be given their dictionary meaning.

A. "Base rate" means the monthly charge for service from the storm drainage utility to recover costs incurred by the utility such as administrative, billing and collection.

B. "Best management practices (BMPs)" means the schedules of activities, prohibitions of practices, maintenance procedures and structural and/or managerial practices that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.

C. "Charge in lieu of assessment" means a charge made by the city on property which has not previously participated in the cost of a public storm drainage line directly serving the property.

~~D. "City of Auburn engineering design and construction standards" means the requirements adopted under Chapter 12.04 ACC for storm drainage, sanitary sewer, transportation, and water facility design and construction.~~ "Connection" means the connection of all storm drainage disposal lines and flow from contributing surface area from all development on a property to a public or private storm drainage system.

E. "Detention" means the temporary storage of storm and surface water runoff with provisions for the controlled off-site surface release of the stored water.

F. "Director" means the director of community development and public works ~~director of the city of Auburn or designee.~~

G. "Emerging technology" means water quality treatment technologies that are currently being evaluated for performance.

H. "Engineering construction standards and engineering design standards" means the requirements adopted under Chapter 12.04 ACC for storm drainage, sanitary sewer, transportation, and water facility design and construction.

I. "Equivalent service unit (ESU)" means a configuration of development or impervious surfaces estimated to contribute an amount of runoff to the city's storm drainage system which is approximately equal to that created by the average single-family residential parcel. One ESU is equal to 2,600 square feet of impervious surface area or any portion thereof.

J. "Hard Surface" means an impervious surface, a permeable pavement, or a vegetated roof.

K "Illicit connection" means any manmade conveyance that is connected to a municipal separate storm sewer without a permit, excluding roof drains and other similar type connections. Examples include sanitary sewer connections, floor drains, channels, pipelines, conduits, inlets, or outlets that are connected directly to the municipal separate storm sewer system.

~~JL.~~ "Illicit discharge" means any discharge to a municipal separate storm sewer that is not composed entirely of storm water except discharges pursuant to a NPDES permit (other than the NPDES permit for discharges from the municipal separate storm sewer) and discharges resulting from firefighting activities.

KM. "Impervious surface" means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. Impervious surface also means A a hard surface area which causes water to run off in greater quantities or at an increased rate of flow from the flow under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots, storage areas, standard Portland cement concrete (PCC) or asphalt cement concrete (AC) paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of storm water. Open, uncovered, retention/detention facilities shall not be considered as impervious surfaces for the purpose of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.

LN. "Land disturbing activity" means any activity that results in movement of earth, or a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to, clearing, grading, filling, and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered land disturbing activity. Vegetation maintenance practices are not considered land disturbing activity.

MO. "Low impact development (LID)" means a storm water management and land development strategy applied at the parcel and subdivision scale that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions.

NP. "National Pollutant Discharge Elimination System (NPDES)" means the national program for issuing, modifying, revoking, and reissuing, terminating, monitoring, and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 402, 318, and 405 of the federal Clean Water Act, for the discharge of pollutants to surface waters of the state from point sources. These permits are referred to as NPDES permits and in Washington State are administered by the Department of Ecology.

OQ. "New development" means land disturbing activities, including Class IV – general forest practices that are conversions from timber land to other uses; structural development, including construction or installation of a building or other structure; creation of impervious-hard surfaces; and subdivision, short subdivision and binding site plans, as defined and applied in Chapter 58.17 RCW. Projects meeting the definition of redevelopment shall not be considered new development.

PR. "Parcel" means the smallest separately segregated unit or plot of land having an identified owner, boundaries, and surface area which is documented for tax purpose and given a tax lot number by the appropriate county assessor for the county in which the parcel is sited.

QS. "Parcel, developed" means any parcel which has been altered by grading or filling of the ground surface, or by construction of any improvements or other impervious-hard surface.

RT. "Parcel, non-single-family" means any parcel of developed land other than single-family or two-family (duplex) residential.

SU. "Parcel, single-family residential" means any parcel of land having on it a single detached dwelling unit which is designed for occupancy by one family or a similar group of people.

TV. "Parcel, two-family (duplex) residential" means any parcel of developed land having one duplex (two-family dwelling) per lot.

UW. "Parcel, undeveloped" means any parcel which has not been altered from its natural state by grading or filling of the ground surface, or by construction of any improvements or impervious-hard surfaces.

X. "Redevelopment" means, on a site that is already substantially developed (i.e., has 35 percent or more of existing hard surface coverage), the creation or addition of hard surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of hard surface that is not part of a routine maintenance activity; and land disturbing activities.

VY. "Retention" means the storage of storm and surface water runoff with no provisions for off-site surface release of the stored water other than by evaporation, and infiltration, and low impact development strategies.

W. "Redevelopment" means, on a site that is already substantially developed (i.e., has 35 percent or more of existing impervious surface coverage), the creation or addition of impervious surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building

~~or other structure; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities.~~

~~XZ.~~ "Runoff" means water that travels across the land surfaces and discharges to water bodies either directly or through a collection and conveyance system. See also "Storm water."

~~YAA.~~ "Source control BMP" means a structure or operation that is intended to prevent pollutants from coming into contact with storm water through physical separation of areas or careful management of activities that are sources of pollutants. Source control BMPs can be divided into two types. Structural source control BMPs are physical, structural, or mechanical devices or facilities that are intended to prevent pollutants from entering storm water. Operational source control BMPs are nonstructural practices that prevent or reduce pollutants from entering the storm water.

~~ZBB.~~ "Storm drainage facility" means any natural stream/creek or constructed component of Auburn's storm drainage system or other storm drainage system.

~~AACC.~~ "Storm drainage system" means the total system of storm drainage facilities as described in ACC 13.48.030.

~~BBDD.~~ "Storm water" means runoff during and following precipitation and snowmelt events, including surface runoff and drainage.

~~GCEE.~~ "SWMM" as referred to in this chapter means the City of Auburn Surface Water Management Manual ~~which is the 2008 City of Tacoma Surface Water Management Manual as amended for use in the city of Auburn as adopted in chapter 12.04 of the city code.~~

~~DDFF.~~ "Utility" means the city storm drainage utility created by the ordinance codified in this chapter.

~~EEGG.~~ "Watercourse" means a channel, either natural or manmade, in which a flow of water occurs, either continuously or intermittently.

~~FFHH.~~ "Water quality treatment" means an engineered and approved facility to remove contaminants in the existing flow regime of storm water generated from a developed parcel pursuant to applicable design standards in place at the time of approval. (Ord. 6283 § 3, 2009; Ord. 6251 § 2, 2009; Ord. 5853 § 1, 2004; Ord. 5530 § 1, 2001; Ord. 5359 § 1, 2000; Ord. 5293 § 2, 1999; Ord. 5212 § 1 (Exh. J), 1999; Ord. 5146 § 1, 1998; Ord. 4492 § 4, 1991.)

Section 10. Amendment to City Code. That Section 13.48.110 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.48.110 Measurement of impervious area.

The city shall determine the number of square feet of impervious surface in all non-single-family parcels, excluding undeveloped parcels, and the total surface area of each such parcel of real property, using the amount of impervious surface provided by the applicant, the best available source data as obtained through the records of the appropriate county assessor for the county in which the parcel is sited, aerial photographic methods, or applicable engineering drawings. Within the limits of the source data, accuracy to two-tenths of an equivalent service unit will be made. Impervious surface created incidental to a lot line adjustment to separate an undeveloped parcel from a developed parcel and which results in impervious surface less than two-tenths of an equivalent service unit upon the undeveloped parcel shall not be subject to a storm drainage charge. (Ord. 5853 § 1, 2004; Ord. 5530 § 1, 2001; Ord. 5293 § 2, 1999; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4492 § 4, 1991.)

Section 11. Amendment to City Code. That Section 13.48.180 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.48.180 Inspection and compliance with storm drainage requirements.

A. The City shall have the authority to establish the necessary recorded instrument that identifies required storm best management practices, location, and maintenance obligations.

B. Duly authorized personnel of the city shall have free access to private property at hours subject to the provisions of ACC 1.20.010 for the purpose of inspecting private storm drainage systems, the manner in which they are being used, and the satisfactory compliance with the provisions of this article.

BC. Any property, where the existing storm drainage facilities were constructed per approved construction plans, found to be in nonconformance with such plans, shall be required to correct all such nonconformances as directed by the city. If, after proper notice, the property owner does not comply with set requirements as directed by the city, then the city shall have the authority to correct such nonconformances and bill the property owner for all reasonable costs. Any delinquent payments shall constitute a lien as fixed by ACC 13.06.300.

GD. Inspections of storm water treatment and flow control facilities shall be performed by the city at a frequency to comply with the Western Washington Phase II Municipal Stormwater NPDES Permit.

DE. New residential developments that are part of a larger common plan of development or sale shall be inspected every six months during the period of heaviest house construction (i.e., one to two years following subdivision approval or until 50 percent of build-out is achieved) to identify maintenance needs and enforce compliance with the maintenance standards as needed. (Ord. 6283 § 4, 2009; Ord. 5853 § 1, 2004; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4492 § 4, 1991.)

Section 12. Amendment to City Code. That Section 13.48.225 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.48.225 Drainage standards – Review and approval.

All development shall meet all applicable general and design requirements in accordance with the city of Auburn engineering design and construction standards and, for purposes of that portion of the standards set forth in the City of Auburn Surface Water Management Manual, the following provisions shall apply:

A. Pursuant to the Western Washington Phase II Municipal Stormwater NPDES Permit issued by the Department of Ecology, the city has implemented a storm water management program that requires the use of City of Auburn Surface Water Management Manual, hereinafter referred to as the "SWMM."

B. The following activities that discharge to the storm drains, either directly or indirectly, are regulated through the storm water management program under this chapter:

1. Existing discharges and land uses that discharge to the storm drains, either directly or indirectly.

2. New development and redevelopment.

3. Storm water maintenance activities.

C. Requirements for Existing Discharges and Land Uses. If the city engineer determines that the discharges from an existing drainage control facility cause or contribute to an illicit

discharge, a threat to public health and safety, or a violation of the city's municipal storm water NPDES permit or this chapter, the city engineer shall require the responsible party to implement and maintain operational BMPs in accordance with Volume IV of the SWMM. If the city engineer determines that the discharges causing or contributing to the problem cannot be adequately addressed by operational BMPs, the city engineer may require the responsible party to undertake more stringent or additional BMPs, which may include structural BMPs or other actions necessary to cease causing or contributing to the problem or violation.

D. Minimum Requirements for New Development and Redevelopment. New development and redevelopment activities that are required to obtain city permits and shall comply with the following minimum requirements, in accordance with the city's municipal storm water NPDES permit and in accordance with the thresholds and requirements in the SWMM:

1. Preparation of a Storm Water Site Plan. All projects shall prepare a stormwater site plan for review and approval by the city engineer or his/her designee that identifies and describes how all storm water generated from a development activity will be managed on site. Stormwater Site Plans shall be designed in accordance with Volume I, Chapter 3 of the SWMM. Exception: Existing single family and duplex lots are exempt from this requirement when all of the following criteria are met:

a. The lot is located within a subdivision that was approved under stormwater regulations in effect between January 1, 1987 and December 31, 2016, and

b. The lot can connect to an existing centralized stormwater management system originally designed to collect stormwater generated from the entire lot (e.g. house, driveway, patios, yard, etc.).

2. Preparation of a Construction Storm Water Pollution Prevention Plan for Erosion and Sediment Control. This plan shall be designed to comply with the requirements and purposes of the SWMM, this section, any other applicable sections of ACC Titles 15, 16, 17 and 18, and any departmental guidelines promulgated by the city engineer. The plan shall be designed, submitted and implemented to address the following:

- a. Mark clearing limits;
- b. Establish construction access routes and controls;
- c. Control flow rates;
- d. Install sediment controls;
- e. Stabilize soils;
- f. Protect slopes;
- g. Protect storm drain inlets;
- h. Stabilize channels and outlets;
- i. Control pollutants;
- j. Control dewatering;
- k. Maintain BMPs; and
- l. Manage the project.
- m. Protect LID BMPs

3. Source Control of Pollutants. Source control BMPs shall be selected, designed, applied and maintained in accordance with the SWMM and any departmental guidelines promulgated by the city engineer.

4. Preservation of Natural Drainage Systems. Natural discharges from the site shall be maintained, shall occur at the natural location to the maximum extent practicable, and must not cause a significant adverse impact downstream or down gradient.

5. On-Site Storm Water Management. Where appropriate, projects shall employ on-site storm water management BMPs to infiltrate, disperse, and retain storm water runoff on site to the maximum extent feasible without causing flooding, erosion, water quality or groundwater impacts. The city encourages requires the use of low impact development (LID) principles and

BMPs using the project thresholds, standards, and requirements presented in the SWMM to meet this minimum requirement. The city may allow shall require low impact development (LID) designed in accordance with the SWMM, and 2005 Low Impact Technical Guidance manual for Puget Sound action team or most recent update. Approval of the city engineer is required for such BMPs.

6. Runoff Treatment. All projects that meet the thresholds for runoff treatment in Volume I of the SWMM shall provide water quality treatment in accordance with the SWMM. The use of emerging technologies for storm water treatment will be considered in accordance with Volume V of the SWMM.

7. Flow Control (Detention). All projects that meet the thresholds for flow control in Volume I of the SWMM shall provide flow control in accordance with the SWMM. Additionally, all projects shall address the need to provide water quality controls according to the design criteria as determined by the city engineer. The requirement for storm water detention will also be determined by pipe capacity and storm water discharge location, as provided in the SWMM.

8. Wetlands. Discharges to wetlands shall maintain the hydrologic conditions, hydrophytic vegetation, and substrate characteristics necessary to support existing and designed functions. Documentation shall be provided that identifies the methodology and data that supports these conclusions. The methodology shall be consistent with the most current accepted Washington State Department of Ecology standards. Wetland areas are also regulated by Chapter 16.10 ACC, Critical Areas.

9. Operations and Maintenance. An operation and maintenance (O&M) manual consistent with city engineering design and construction standards shall be provided for all proposed storm water facilities, and the BMPs and party (or parties) responsible for operation and maintenance shall be identified. A copy of the O&M manual shall be retained on site or within reasonable access to the site and shall be transferred with the property to the new owner.

10. Off-Site Analysis and Mitigation. All projects shall include an analysis of off-site water quality and quantity impacts resulting from the project and shall mitigate these impacts if necessary. The analysis shall extend a minimum of one-fourth of a mile downstream from the project. The city engineer may require that the analysis shall extend further if deemed necessary. The existing or potential impacts to be evaluated and mitigated under this section shall include, but are not limited to:

- a. Impacts on conveyance system capacity;
- b. Localized flooding;
- c. Aquatic habitat (wetlands) impacts;
- d. Erosion impacts, including landslide hazards;
- e. Stream bank and channel erosion; and
- f. Impacts to known water quality or erosion problems.

11. Geographic Specific Requirements. Projects may be subject to equivalent or more stringent minimum requirements for erosion control, source control, treatment, wetlands protection, and operation and maintenance, and alternative requirements for flow control as a result of location, in accordance with Volume I of the SWMM. (Ord. 6283 § 6, 2009; Ord. 5853 § 1, 2004.)

Section 13. Amendment to City Code. That Section 13.48.230 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.48.230 Connections.

A. Required Connections. All non-single-family residential building permits shall be subject to a mandatory connection to a public storm drainage system where the development has the potential to negatively impact public or private property or receiving waters as determined by the city or whenever an existing public system is available adjacent to the site or where the public system is required to be constructed adjacent to the property as a condition of development.

B. Existing Connections. Properties that apply for a building permit to make an addition, alteration or repairs that have 2,000 square feet or more of new or new plus replaced ~~impervious hard surfaces~~ or land disturbing activity of 7,000 square feet or more must comply with the applicable Minimum Requirements for Redevelopment as given in Volume I of the SWMM. All redevelopment shall be required to comply with Minimum Requirement No. 2 (Construction Storm Water Pollution Prevention). All redevelopment that exceeds these thresholds shall be required to comply with additional Minimum Requirements as given in Volume I of the SWMM. (Ord. 6283 § 8, 2009; Ord. 6015 § 1, 2006; Ord. 5853 § 1, 2004; Ord. 5530 § 1, 2001; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4492 § 4, 1991.)

Section 14. Amendment to City Code. That Section 13.48.240 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.48.240 Connection procedures—Permit required—Storm Drainage Permit – Requirements.

A. It is unlawful for any person to construct or connect to a public or private storm drainage system without first obtaining a written permit to do so from the city.

B. It is unlawful for any person to repair or replace either a private or public storm drainage system without first obtaining a written permit to do so from the city, unless such repair or replacement constitutes an emergency.

C. Storm drainage permit types and categories shall be determined administratively by the city. A storm drainage permit shall be required for the following activities:

1. Addition or replacement of hard surfaces;
2. Land disturbing activities;
3. Development and use of property that creates a direct or indirect need for storm drainage facilities;
4. Connection to any storm drainage system;
5. Modification of any storm drainage system;
6. Any activities within a critical area and associated buffers;
7. Any other activities as determined by the city engineer to have an impact on the storm drainage system. (Ord. 5853 § 1, 2004; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4492 § 4, 1991.)

Section 15. Amendment to City Code. That Section 13.48.250 of the Auburn

City Code be and the same hereby is amended to read as follows:

13.48.250 Permit – Term.

Applications for storm permits that have been issued but not completed shall be valid for 365 days. All permits issued under the provisions of this chapter shall be valid for a period of 365 days after the date of permit issuance. Permits may be extended by the city, in 180-day

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increments, if an extension is applied for prior to the expiration of the permit. If the time extension is not requested prior to the expiration of the permit, a new permit is required and an additional fee equal to one-half the original permit shall be charged. (Ord. 6283 § 9, 2009; Ord. 5853 § 1, 2004; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4492 § 4, 1991.)

Section 16. Amendment to City Code. That Section 13.48.420 of the Auburn City Code be and the same hereby is amended to read as follows:

13.48.420 Flood hazard areas – Floodplain development permits.

The city is authorized and directed to monitor and control all new development within flood hazard areas in conformance with the requirements of Chapter 15.68 ACC. A permit application shall be required for all such development within this area. The city shall either issue or deny such permit upon review of the application and shall have the authority to require all reasonable mitigating measures deemed necessary due to the development. The ~~cost fee~~ for the floodplain development permit application shall be as set in the city of Auburn fee schedule. (Ord. 6295 § 13, 2010; Ord. 5853 § 1, 2004; Ord. 5819 § 7, 2004; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4492 § 4, 1991.)

Section 17. Amendment to City Code. That Section 13.48.440 of the Auburn City Code be and the same hereby is amended to read as follows:

13.48.440 Maintenance responsibility.

A. Private Maintenance Responsibility. The maintenance and operation of private storm drainage systems shall be the responsibility of the property owner. It shall be the responsibility of the developer to make arrangements with the occupants or owners of the subject property for assumption of operation and maintenance in a manner subject to the approval of the city or in accordance with the operations and maintenance program prepared for the property's storm drainage facilities. The city may inspect the facilities in order to ensure continued use of the facilities for the purposes for which they were built and in accordance with these arrangements. Failure to maintain the facilities in accordance with the maintenance standards listed in ~~Volume I, Appendix D of the SWMM~~ shall be considered a violation, enforceable in accordance with Chapter 1.25 ACC.

B. B. Public Maintenance Responsibility. The city shall be responsible for the maintenance and operation of all public storm drainage facilities located within the public easements and rights-of-way following the completion of a successful maintenance period and the acceptance of such facilities by the city. The maintenance shall be performed in accordance with the standards listed in ~~Volume I, Appendix D of the SWMM~~. (Ord. 6283 § 12, 2009; Ord. 5853 § 1, 2004; Ord. 5212 § 1 (Exh. J), 1999; Ord. 4492 § 4, 1991.)

Section 18. Amendment to City Code. That Section 15.74.010 of the Auburn City Code be and the same hereby is amended to read as follows:

15.74.010 Intent.

The intent of this chapter is to regulate all land disturbing activities on all properties, and ensure reasonable mitigation is provided as necessary to:

A. Prevent creation of public nuisance situations, promote the public health, safety and general welfare of the citizens of Auburn;

B. Preserve, maintain and enhance the city's physical and aesthetic character by controlling the removal of significant trees and ground cover on undeveloped and underdeveloped properties;

C. Encourage building and site planning practices that are consistent with the city's natural topographical and vegetation features in a manner which provides for the reasonable development and enjoyment, to include preservation and enhancement of views, of the property;

D. Preserve the city of Auburn's water courses and drainage patterns; minimize surface and ground water quality degradation; control sedimentation in creeks, streams, rivers, ponds, lakes, wetlands, and other surface water resources;

E. Protect adjacent and downstream properties from the impacts associated with changes to the property being disturbed;

F. Ensure the safety and stability of public facilities;

G. Preclude the disturbance or removal of vegetation in advance of the city's evaluation of a development proposal;

H. Implement the policies of the city's comprehensive plan.

I. Maintain compliance with the Department of Ecology Phase II Municipal Stormwater Permit and require implementation of Low Impact Development principles as described in the City's SWMM and defined in Chapter 13.48 ACC. (Ord. 6146 § 1, 2007; Ord. 4861 § 1, 1996; Ord. 4775 § 1, 1995; Ord. 4266 § 1, 1988.)

Section 19. Amendment to City Code. That Section 15.74.020 of the Auburn

City Code be and the same hereby is amended to read as follows:

15.74.020 Scope.

This chapter shall regulate all land disturbing activities and the removal of trees, shrubs, and/or ground cover. All land disturbing activities are subject to the provisions of chapter 13.48 of the city code. Land disturbing activities proposed within critical areas and/or land subject to shoreline management jurisdiction shall be subject to Chapters 16.10 and 16.08 ACC, respectively, and the procedural requirements of this chapter. (Ord. 6146 § 1, 2007; Ord. 4861 § 1, 1996; Ord. 4266 § 1, 1988.)

Section 20. Amendment to City Code. That Section 15.74.050 of the Auburn

City Code be and the same hereby is amended to read as follows:

15.74.050 Exemptions.¹

The following are exempt from the requirements of this chapter:

A. Removal of dead or diseased trees, shrubs, or ground cover.

B. Clearing and grading associated with continuous agricultural uses, excluding timber cutting not otherwise exempted.

C. Clearing and grading not to exceed 6,999 square feet of area within individual lots, for the purpose of the construction of a single-family home or duplex, provided a building permit

¹ Note: This section identifies exceptions internal to this chapter. The listed exceptions set forth herein do not preclude the application of requirements of other chapters of the city code thereto.

has been issued by the city prior to commencing the clearing and grading activities and construction of the structure starts within 90 days of commencing clearing and grading activities.

D. The removal of up to six trees per lot within any 12-month period, or for lots greater than one acre, up to six trees per acre within any 12-month period, with fractional acres of one-half acre or more considered to be a whole acre.

E. Clearing and grading for the construction and maintenance of public facilities as approved by the city engineer to include water, sanitary sewer, streets, highways, storm drainage and related facilities.

F. Removal of trees, shrubs, and ground cover in emergency situations involving immediate danger to life or property.

G. Routine landscape maintenance and minor repair.

H. Removal of trees and vegetation consistent with an approved surface mining permit.

I. Removal of a tree from property zoned residential that endangers a permanent structure by being closer to the structure than the distance from the base of the tree to its top, regardless of whether the tree is located on the same property as the structure.

J. Upon approval of the city engineer or his/her designee, excavations of less than five feet in vertical depth and/or fills less than eight inches of vertical depth on any portion of a site and involving the deposit or displacement of not more than a total of 500 cubic yards of material during any 24-month period.

K. Upon approval of the city engineer or his/her designee, the temporary stockpiling of less than 500 cubic yards, combined, of topsoils, crushed rock, sawdust, mulch, bark, chips, or similar materials on a lot, tract, or parcel of land for a period not to exceed 12 months; provided, that the stockpile has adequate coverage to prevent erosion.

L. Upon approval of the city engineer or his/her designee, the broadcasting of less than 500 cubic yards of topsoil, peat, sawdust, mulch, bark, chips, or solid nutrients used for landscaping or soil conditioning on a lot, tract or parcel of land during any 24-month period, provided the finished depth does not increase the grade from the existing grade by more than eight inches.

M. Upon approval of the city engineer or his/her designee, the temporary stockpiling of organic or inorganic materials used in an approved construction project, provided the use, location, duration, and extent of the stockpile was disclosed through the environmental or development review process. In no case shall a temporary stockpile remain beyond a 24-month period.

N. The creation of impervious surfaces which have a surface area less than 2,000 square feet.

O. Emergency temporary sandbagging, diking, ditching, filling or similar work during or after periods of extreme weather conditions when done to protect life or property, provided such measures do not adversely impact adjacent properties or public facilities.

An exemption from clearing, filling, and grading permit requirements does not exempt a property owner from the policies, criteria, and standards contained in this chapter or other applicable local, state, or federal regulations or permit requirements.

The property owner is responsible to ensure that clearing of any trees that are within striking distance of a structure or have the potential to cause damage to others is performed by a licensed and bonded contractor. (Ord. 6283 § 14, 2009; Ord. 6146 § 1, 2007; Ord. 4861 § 1, 1996; Ord. 4266 § 1, 1988.)

Section 21. Amendment to City Code. That Section 17.02.030 of the Auburn

City Code be and the same hereby is amended to read as follows:

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17.02.030 Purpose.

The purpose of this title is to regulate the division of land lying within the corporate limits of the city, and to promote the public health, safety and general welfare and prevent or abate public nuisances in accordance with standards established by the state and the city, and to:

A. Prevent the overcrowding of land;

B. Promote safe and convenient travel by the public on streets and highways;

C. Promote the effective use of land;

D. Provide for adequate light and air;

E. Facilitate adequate provision for water, sewerage, storm drainage, parks and recreational areas, sites for schools and school grounds, and other public requirements;

F. Identify, preserve, and utilize native soils and/or vegetation for the purposes of reducing stormwater discharges, promoting groundwater infiltration, and implementing the use of stormwater low impact development techniques;

G. Provide for proper ingress and egress;

GH. Provide for the expeditious review and approval of proposed land divisions which comply with this title, the Auburn zoning ordinance, other city plans, policies and land use controls, and Chapter 58.17 RCW;

HJ. Adequately provide for the housing and commercial needs of the citizens of the state and city;

IJ. Require uniform monumenting of land divisions and conveyance by accurate legal description;

JK. Implement the goals, objectives and policies of the Auburn comprehensive plan. (Ord. 6239 § 1, 2009; Ord. 4772 § 1, 1995; Ord. 4501 § 2, 1991; Ord. 4296 § 2, 1988.)

Section 22. Amendment to City Code. That Section 17.09.050 of the Auburn

City Code be and the same hereby is amended to read as follows:

17.09.050 Development requirements.

A. Lot Area and Dimensions. Each lot created by short subdivision shall contain sufficient square footage and lot dimensions to meet the requirements of ACC Title 18. Each lot to be served by an on-site sewage disposal system shall be a minimum of 15,000 square feet in area and shall also meet the minimum lot area requirements of the county department of health rules and regulations. Land contained in access easements, tracts or panhandles shall not be included in lot area or lot dimension calculations for the purposes of this section.

B. Every lot within a short subdivision shall be capable of being reasonably served by public or private sewage disposal, water, storm drainage facilities and streets. The city will not approve a short subdivision for which a building permit cannot be issued because of insufficient infrastructure.

C. Conformance with Adopted Plans. Street, water, sewer and storm drainage facilities adjacent to or within the short subdivision shall be in conformance with adopted city ordinances, standards and policies. Easements for utilities recommended by such plans shall be provided to the city, with the exact location of such easements to be determined by the city engineer.

D. Floods, Flood Control and Storm Drainage.

1. Where any portion of the proposed short subdivision lies within an area of special flood hazard or regulatory floodway, conformance with adopted city flood hazard area ordinances, standards and policies shall be required.

2. A conceptual storm drainage/site grading plan shall be required to be submitted, as part of the preliminary short subdivision application, unless waived by the city engineer where

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there is no ground disturbing activity. Lot configuration, street and utility layouts, and building envelopes shall be designed in a manner that identifies, preserves, and utilizes native soils and/or vegetation that are integrated into a stormwater low impact development facility, consistent with the City's adopted stormwater management manual. A conceptual storm drainage/grading plan shall be provided that identifies natural resources and the existing natural conditions.

3. The proposed subdivision should have one or more new lots in the regulatory floodplain set aside for open space use through deed restriction, easement, subdivision covenant, or donation to a public agency. The density of the development in the portion of the development outside the regulatory floodplain may be increased in accordance with applicable land use and subdivision regulations.

4. If a parcel has a buildable site outside the regulatory floodplain, it shall not be subdivided to create a new lot, tract, or parcel within a binding site plan that does not have a buildable site outside the regulatory floodplain. This provision does not apply to lots set aside from development and preserved as open space.

E. Adjacent Streets. When any public street lying adjacent to the property being short subdivided has insufficient width or for any other reason does not conform to minimum street standards, in accordance with the city design and construction standards, sufficient additional right-of-way shall be dedicated to the city and appropriate improvements shall be made by the subdivider to conform the abutting half of the street to such standards consistent with Chapter 12.64A ACC. Deferral of such improvement requirements shall be in conformance with the city of Auburn design and construction standards.

F. Access.

1. All short subdivisions shall border on an opened, constructed and maintained public street. All lots within a short subdivision shall either border on an opened, constructed and maintained public street or shall be served by a private street, access easement, tract or panhandle having direct access to such a public street. Where private streets and access easements are provided, they shall be improved or guaranteed to the city of Auburn and be in conformance with the city of Auburn design and construction standards.

2. All private streets, access easements and panhandles shall be capable of meeting the fire access requirements of Chapter 15.36A ACC and the development standards of Chapters 17.14 and 18.31 ACC, in addition to any other requirements of this title, including, but not limited to, an adequate surface for access and minimum turnaround requirements on dead-end streets or access easements as specified by the fire department agency.

3. All proposals shall ensure that all buildable lots shall have at least one access road connected to land outside the regulatory floodplain with the surface of the road at or above the flood protection elevation (FPE) as defined in the city code.

G. Dedication of Streets. Dedication of a public street or streets may be required, whenever the city engineer finds that one or more of the following conditions applies:

1. The general alignment of a proposed private street, access easement or panhandle follows the general alignment of a future arterial as shown in the comprehensive plan; or

2. The general alignment of a proposed private street, access easement or panhandle can be reasonably modified to provide a desirable through-connection between two or more existing or planned public streets or arterials; or

3. A public street would be necessary to provide adequate access to adjacent property not subject to the proposed short subdivision.

H. Nonmotorized Requirements. In addition to any frontage improvement requirements and compliance with the city's comprehensive transportation plan, sidewalks and other planning features that assure safe walking conditions for students who walk to and from school shall be considered.

I. Fire Hydrants. All lots within a short subdivision shall be capable of being served by a fire hydrant as required by Chapter 13.16 ACC. Property zoned RC, residential conservancy, may be exempt, provided the requirements of ACC 13.16.030 are met.

J. The final recorded subdivision plat shall include a notice that part of the property is in the special flood hazard area (SFHA) as defined in the city code, riparian habitat zone and/or channel migration area, as appropriate.

Section 23. Amendment to City Code. That Section 17.09.070 of the Auburn

City Code be and the same hereby is amended to read as follows:

17.09.070 Final short subdivision approval.

A. Timeframe for Final Short Subdivision Approval. A final short subdivision meeting all requirements of this title and the conditions and requirements of the written decision granting preliminary short subdivision approval shall be submitted to the Auburn planning and development department within the timeframes specified in ACC 17.09.110, unless otherwise extended by the director or designee.

B. Procedures. Final short subdivision applications shall be processed as a Type II land use action.

C. Application. An application for final short subdivision approval meeting all requirements of Chapter 58.17 RCW and this title shall be submitted to the department of planning and development accompanied by the following:

1. Application materials consistent with the requirements of ACC 17.02.065.
2. A copy of the approved preliminary short subdivision.
3. A final short subdivision drawing meeting the requirements of Chapter 58.17 RCW, including certifications, dedications, and title reports;
4. Agency recommendations pursuant to RCW 58.17.150;
5. A recordable survey and surveyor's signature meeting the requirements of Chapter 58.09 RCW and RCW 58.17.250. The map and legal descriptions included in the application for final short subdivision shall be prepared and certified by a professional land surveyor licensed in the state of Washington in a format acceptable to the city of Auburn and the Survey Recording Act.
6. A title insurance report, not older than 30 days prior to the date of application, confirming that the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final short subdivision's certificate.
7. Computation data for all lots, streets and easements located within the plat.
8. Failure of an applicant to submit all required application materials shall be considered a lack of compliance with this section, and the director or designee may withhold the application from further consideration until such time as the application is complete.
9. Declaration blocks shall be provided for the original tract owner, surveyor, approving governmental agencies, and recording certification, in a manner as prescribed by the director.
10. Proof of the date of last legal segregation of the parcel of land to be short subdivided, if deemed necessary by the planning director.
11. Copy of restrictions, if any, to be imposed upon the use of the land. Such restrictions must be recorded simultaneously with the short subdivision.
12. In any short subdivision where lots are served or to be served by a private road, the subdivider shall furnish a copy of such further covenants or documents that will result in:

a. Each lot owner having access thereto and having responsibility for maintenance of any private road contained within the short subdivision in such a condition as to allow free access for emergency vehicles;

b. Such covenants or documents shall obligate any seller to give actual notice to any prospective purchaser of the method of maintenance of the private road, which notice shall be caused to be included in any deeds or contracts relating to such sale and such covenants or documents shall be recorded simultaneously with the short subdivision.

D. Preparation. The final short subdivision shall be prepared by a professional land surveyor licensed by the state of Washington. The preparer shall, by placing his or her signature and stamp upon the face of the final short subdivision, certify that the final short subdivision is a true and correct representation of the land actually surveyed by the preparer, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct.

E. Scale and Format. The final plat shall be drawn with reproducible ink on Mylar measuring 18 inches by 24 inches in size, with a one-inch border on one edge and a one-half-inch border for the other three edges for projects in King County and measuring 18 inches by 24 inches with a two-inch border on the left edge and a one-half-inch border for the other three edges for projects in Pierce County. The final short subdivision shall be accurate, legible and drawn to an engineering (decimal) scale of 100 feet or fewer to the inch. If more than one sheet is required, an index sheet showing the entire subdivision with street and highway names and block numbers (if any) shall be provided. Each sheet, including the index sheet, shall be of the above-specified size. All signatures or certifications appearing on a final short subdivision shall be in reproducible black ink.

F. Final Short Subdivision Contents. A final short subdivision drawing shall contain the following information:

1. The name of the short subdivision, if applicable;
2. Legal description of the property being subdivided;
3. Numeric scale, graphic scale, basis of bearings and date of preparation of the final short subdivision;
4. The boundary line of the short subdivision, referenced to city datum in accordance with city design and construction standards and based on an accurate traverse, with angular and linear dimensions and bearings;
5. The exact location, width and assigned name of all streets, alleys and other public ways within and adjacent to the short subdivision;
6. A table depicting the assigned address for each lot within the short subdivision;
7. The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;
8. True courses and distances to the nearest established street lines, or section or quarter section corner monuments which shall accurately locate the short subdivision;
9. Municipal, township, county or section lines accurately tied to the lines of the plat by distances and courses;
10. All lot and block numbers and lines, with accurate dimensions in feet and hundredths of feet;
11. The radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;
12. The accurate location of each permanent control monument. One such monument shall be located at each and every controlling corner on the boundaries of the parcel of land being subdivided; at each street centerline intersection, each point of curvature (PC), each point of tangency (PT), and each point of reverse curve (PRC); and at each intersection of a street centerline with a plat boundary;

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13. All plat meander lines or reference lines along bodies of water shall be established above, but not farther than 20 feet from, the high water line of such body;

14. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes of such dedication or reservation and any limitations indicated thereon and in the dedication;

15. Accurate outlines of any areas to be reserved by deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;

16. Any restrictions or conditions on the lots or tracts within the short subdivision, as required by the director, or at the discretion of the property owner;

17. The final recorded subdivision plat shall include a notice to individual property owners and/or the home owner's association of the location, responsibilities, and requirements associated with stormwater low impact development and management facilities.

18. A signed certification stating that the short subdivision has been made with the free consent, and in accordance with the desires, of the owner or owners. If the short subdivision includes a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, any individual or individuals, religious society or societies, or to any corporation, public or private, as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage or maintenance of said street or other areas so dedicated. Such certificate or instrument shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided. An offer of dedication may include a waiver of right of direct access to any street from any property. Such waiver may be required by the city engineer as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered as a quit claim deed to the said donee or grantee for use for the purpose intended by the donation or grant. At the discretion of the city engineer, conveyances of right-of-way may be required to be by statutory warranty deed. The acceptance of right-of-way by the city shall not obligate the city to improve or develop the lands in the right-of-way;

1819. Forms for the appropriate certifications of the city engineer and planning director, as follows:

CITY ENGINEER'S CERTIFICATE

I hereby certify that this short plat is in compliance with the certificate of improvements issued pursuant to ACC 17.14.015, and is consistent with all applicable City improvement standards and requirements in force on the date of preliminary short plat approval, this _____ day of _____, 20____.

Auburn City Engineer

PLANNING DIRECTOR'S CERTIFICATE

I hereby certify on this _____ day of _____, 20____, that this final plat is in substantial conformance with the preliminary plat and any conditions attached thereto, which preliminary short plat was approved on the _____ day of _____, 20____.

Auburn Planning Director

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4920. A form for the approval of the applicable county (King/Pierce) assessor, as follows or as required by the applicable county, if different:

ASSESSOR'S APPROVAL

Examined and approved this _____ day of _____, 20____.

County Assessor

Deputy County Assessor

Account number

2021. A form for the certificate of the applicable county recorder (King/Pierce), as follows or as required by the applicable county, if different:

RECORDING CERTIFICATE

Filed for record at the request of the City of Auburn this _____ day of _____, 20____ at _____ minutes past _____ M., and recorded in Volume _____ of Plats, page _____ Records of (King or Pierce) County, Washington.

County Recording Number _____

Manager

Superintendent of Records

2422. Any additional pertinent information as required at the discretion of the city engineer or planning director.

G. Decision-Making Criteria for Final Short Subdivision Approval. The following criteria shall be used by the director or designee in consideration of final short subdivision approval:

1. Whether conditions imposed when the preliminary short subdivision was approved have been met;

2. The completion of the required improvements or their financial guarantee in conformance with Chapter 17.14 ACC;

3. Whether the final short subdivision is in conformance with the city's zoning regulations and all other applicable land use regulations;

4. The director or designee shall not approve a final short subdivision until he or she determines that it conforms to the approved preliminary short subdivision and any conditions and restrictions imposed at time of preliminary approval. (Ord. 6418 § 3, 2012; Ord. 6287 § 2, 2010; Ord. 6239 § 1, 2009.)

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Section 24. Amendment to City Code. That Section 17.10.020 of the Auburn

City Code be and the same hereby is amended to read as follows:

17.10.020 Application, submittal and contents.

A. Application. In addition to the requirements for a completed application as provided in ACC Title 14, an application for subdivision approval shall include:

1. Application requirements found in ACC 17.02.065;
2. A preliminary plat meeting the requirements of RCW 58.17.160 for a preliminary subdivision;
3. A neighborhood circulation plan meeting the requirements of Chapter 17.16 ACC and RCW 58.17.110(2) for safe walking paths for students;
4. Where any lot is proposed to be served by an on-site sewage disposal system, results of preliminary percolation tests for each such proposed lot, conducted under the county department of health rules and regulations;
5. A conceptual utility/site grading plan and/or methodology prepared in accordance with the city's comprehensive plans, standards or ordinance requirements. The conceptual utility/site grading plan shall include adequate horizontal and vertical information to ensure that utilities can be constructed consistent with the preliminary plat layout;
6. The location of other utilities other than those provided by the city;
7. The application shall include a transportation site plan for streets, pedestrian, and bike facilities. The site plan shall include adequate horizontal and vertical information to ensure the transportation facilities can be constructed consistent with the preliminary plat layout;
8. A title report, with liability for errors not to exceed the assessed value of the lots on the date of application. The title report shall be issued no more than 30 days prior to the application date;
9. Copy of restrictions, if any, to be imposed upon the use of the land. Such restrictions must be recorded simultaneously with the subdivision.

B. Preparation. The preliminary plat or short plat shall be prepared by a professional engineer or professional land surveyor registered or licensed by the state of Washington. The preparer shall, by placing his or her signature and stamp upon the face of the plat, certify that all information is portrayed accurately and that the proposed subdivision or short subdivision complies with the standards and requirements of this title, the Auburn zoning ordinance and any other applicable land use and development controls.

C. Scale and Format. The preliminary plat shall be drawn with reproducible black ink on Mylar. All geographic information portrayed by the preliminary plat shall be accurate, legible, and drawn to an engineering (decimal) scale.

D. Preliminary Plat Contents. A preliminary plat shall provide the following information:

1. General Information. The following information shall appear on each sheet of a preliminary plat or short plat:
 - a. The name of the proposed subdivision, together with the words "preliminary plat";
 - b. The name and address of the applicant;
 - c. The name, address, stamp and signature of the professional engineer or professional land surveyor who prepared the preliminary plat or short plat;
 - d. Numeric scale, graphic scale, true north point and date of preparation;
 - e. A form for the endorsement of the planning director, as follows:

APPROVED BY RESOLUTION _____ OF THE CITY COUNCIL ON (Date) _____

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Date _____

- f. Legal description of preliminary plat.
- 2. Existing Geographic Features. Existing geographic features, as detailed in city application requirements, shall be drawn lightly in relation to proposed geographic features.
- 3. Proposed Geographic Features. Proposed geographic features, as detailed in city application requirements, shall be shown.
- 4. Additional Information. The following additional information shall be shown on the face of the preliminary plat:
 - a. For proposed subdivisions involving residential land uses, a table providing the following information for each distinct residential area:
 - i. Proposed land use (e.g., single-family, duplex, multifamily);
 - ii. Number of dwelling units;
 - iii. Gross acreage;
 - iv. Existing zoning designation;
 - v. Proposed zoning designation;
 - vi. Approximate area of smallest lot;
 - b. Proposed source of domestic water supply;
 - c. Proposed sewage disposal system;
 - d. Typical street cross section(s);
 - e. Proposed storm drainage system;
 - i. Identification of the location and type of any stormwater Low Impact Development or management facilities;
 - ii. Identification of whether the responsible party for operation and maintenance of a stormwater Low Impact Development facility located on private property is the private property owner, a homeowners association, or the City;
- f. For preliminary plats that are related to a planned unit development (PUD), the following information shall also be provided:
 - i. The ordinance and contract of the PUD rezone if previously done;
 - ii. The location of perimeter walls and fences on the boundary of the PUD and an indication of the height and materials;
 - iii. The location and size of any entrance signs;
 - iv. A landscaping plan;
 - v. Any covenants not previously approved. (Ord. 6418 § 5, 2012; Ord. 6287 § 2, 2010; Ord. 6239 § 1, 2009; Ord. 5170 § 1, 1998; Ord. 5140 § 1, 1998; Ord. 4840 § 1, 1996; Ord. 4296 § 2, 1988. Formerly 17.06.020.)

Section 25. Amendment to City Code. That Section 17.10.070 of the Auburn

City Code be and the same hereby is amended to read as follows:

17.10.070 Findings of fact.

Preliminary plats shall only be approved if findings of fact are drawn to support the following:

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A. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and schools;

B. Conformance of the proposed subdivision to the general purposes of the comprehensive plan;

C. Conformance of the proposed subdivision to the general purposes of any other applicable policies or plans which have been adopted by the city council;

D. Conformance of the proposed subdivision to the general purposes of this title, as enumerated in ACC 17.02.030;

E. Conformance of the proposed subdivision to the Auburn zoning ordinance and any other applicable planning or engineering standards and specifications as adopted by the city, or as modified and approved as part of a previously approved PUD;

F. The potential environmental impacts of the proposed subdivision are mitigated such that the preliminary plat will not have an unacceptable adverse effect upon the quality of the environment;

G. Adequate provisions are made so the preliminary plat will prevent or abate public nuisances.

H. Lot configuration, street and utility layouts, and building envelopes shall be designed in a manner that identifies, preserves, and utilizes native soils and/or vegetation that are integrated into a low impact development facility, consistent with the City's adopted stormwater management manual. (Ord. 6239 § 1, 2009; Ord. 5140 § 1, 1998; Ord. 4840 § 1, 1996; Ord. 4772 § 1, 1995; Ord. 4296 § 2, 1988. Formerly 17.06.070.)

Section 26. Amendment to City Code. That Section 17.10.120 of the Auburn

City Code be and the same hereby is amended to read as follows:

17.10.120 Development standards for panhandle lot access and private access tracts.

1. The maximum length of a panhandle lot access within the R-5, R-7, R-10, R-16, R-20, and RO zones and residential PUDs shall be 150 feet. When there are unique physical limitations of the property including but not limited to steep slopes, significant vegetation, or sensitive environmental areas that would be impacted less if a longer panhandle length were provided, then the planning director may allow additional length. The planning director may also allow for additional length if there is an existing intervening parcel of the property (that has a lot depth greater than 150 feet) between the proposed panhandle lot and the abutting street. There shall be no limitation of length within the other zoning districts of the city.

2. All residential and nonresidential panhandle accesses shall meet the standards of the city of Auburn engineering, design and construction standards manual.

3. If two panhandle accesses within the same plat abut each other, then one common paved driveway, spanning both panhandles, may be provided as part of the two panhandles. The pavement width of the driveway shall be determined using the same methodology as subsection (A)(2) of this section.

4. Not more than two panhandle accesses within the same plat may abut each other. Alternatively, a separate access tract shall be required in lieu of more than two separate panhandle accesses. The separate access tract shall meet the requirements of subsection B of this section.

B. Private Access Tracts and/or Easements.

1. Private access tracts and/or easements will be allowed when it is physically impractical to provide a lot with direct access to a public street due to unique physical limitations

of the property, including but not limited to steep slopes, significant vegetation, or sensitive environmental areas. If the lot abuts an arterial, an access tract may also be allowed to provide an alternate access to the lot if it is impractical to provide for another public street due to the aforementioned physical limitations. The use of access tracts cannot preclude or hinder the alignment of future public streets that would otherwise serve the area.

2. Access tracts can only be created through a plat process pursuant to Chapter 17.09 ACC and this chapter. Ownership and maintenance responsibilities will also be determined as part of the plat process.

3. The maximum number of lots to be served by one access tract shall be six. If a lot abuts an access tract and a public street, then the front lot line shall be oriented to the public.

4. All access tracts and/or easements must connect to a public street and the maximum length shall be 150 feet as measured from the edge of the public street right-of-way. Additional length may be allowed if the unique physical limitations of the property including but not limited to steep slopes, significant vegetation, or sensitive environmental areas would be impacted less if additional length were provided. The access tract shall not allow for through vehicle access.

5. Private access tracts and/or easements shall meet city of Auburn design and construction standards.

C. Emergency Access Provisions. Irrespective of the requirements of this section, additional provisions may be required if needed to provide for adequate emergency access as determined by the Auburn fire marshal. The additional provisions may include but not be limited to providing for turnarounds, additional access tract width, fire hydrants or sprinklering of the building. (Ord. 6239 § 1, 2009.)

Section 27. Amendment to City Code. That Section 17.12.010 of the Auburn

City Code be and the same hereby is amended to read as follows:

17.12.010 Application submittal and contents.

A. Application. An application for final subdivision approval meeting all requirements of Chapter 58.17 RCW and this title shall be submitted to the planning department, accompanied by the following:

1. Application materials consistent with the requirements of ACC 17.02.065;
2. A copy of the approved preliminary plat;
3. A final plat meeting the requirements of Chapter 58.17 RCW, including certifications, dedications, and title reports;
4. Agency recommendations pursuant to RCW 58.17.150;
5. A recordable survey and surveyor's signature meeting the requirements of Chapter 58.09 RCW and RCW 58.17.250;
6. Proposed list of public improvements that will be incomplete at the time of final plat approval and the associated cost to complete the work. The list shall be used to determine the financial security required as part of the final plat review process. The engineer's certification is required prior to setting the date for consideration by the city council for final plat approval. The engineer's certification will not be issued until the requirements of ACC 17.14.010 have been met.

B. Preparation. The final plat shall be prepared by a professional land surveyor licensed by the state of Washington. The preparer shall, by placing his or her signature and stamp upon the face of the plat, certify that the plat is a true and correct representation of the land actually surveyed by the preparer, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct.

C. Scale and Format. The final plat shall be drawn with reproducible ink on Mylar measuring 18 inches by 24 inches in size, with a one-inch border on one edge and a one-half-inch border for the other three edges for projects in King County and measuring 18 inches by 24 inches with a two-inch border on the left edge and a one-half-inch border for the other three edges for projects in Pierce County. The final plat shall be accurate, legible and drawn to an engineering (decimal) scale of 100 feet or fewer to the inch. If more than one sheet is required, an index sheet showing the entire subdivision with street and highway names and block numbers (if any) shall be provided. Each sheet, including the index sheet, shall be of the above-specified size. All signatures or certifications appearing on a final plat shall be in reproducible black ink.

D. Final Plat Contents. A final plat shall contain the following information:

1. The name of the subdivision;
2. Legal description of the property being subdivided;
3. Numeric scale, graphic scale, true north point and date of preparation of the final plat;
4. The boundary line of the plat, referenced to city datum in accordance with the city design and construction standards and based on an accurate traverse, with angular and linear dimensions and bearings;
5. The exact location, width and assigned name of all streets, alleys and other public ways within and adjacent to the subdivision;
6. A table depicting the assigned address for each lot within the subdivision;
7. The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;
8. True courses and distances to the nearest established street lines, or section or quarter section corner monuments which shall accurately locate the subdivision;
9. Municipal, township, county or section lines accurately tied to the lines of the plat by distances and courses;
10. All lot and block numbers and lines, with accurate dimensions in feet and hundredths of feet;
11. The radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;
12. The accurate location of each permanent control monument. One such monument shall be located at each and every controlling corner on the boundaries of the parcel of land being subdivided; at each street centerline intersection, each point of curvature (PC), each point of tangency (PT), and each point of reverse curve (PRC); and at each intersection of a street centerline with a plat boundary;
13. All plat meander lines or reference lines along bodies of water shall be established above, but not farther than 20 feet from, the high water line of such body;
14. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes of such dedication or reservation and any limitations indicated thereon and in the dedication;
15. Accurate outlines of any areas to be reserved by deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;
16. Any restrictions or conditions on the lots or tracts within the subdivision, as required by the hearing examiner, or at the discretion of the property owner;
17. The final recorded subdivision plat shall include a notice to the individual property owners and/or the homeowner's association of the location, responsibilities, and requirements associated with stormwater low impact development and management facilities;
18. The name and seal of the licensed land surveyor responsible for preparation of the final plat, and a signed certification on the plat by said surveyor to the effect that it is a true and

correct representation of the land actually surveyed by him or her, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct;

4819. A signed certification stating that the subdivision has been made with the free consent, and in accordance with the desires, of the owner or owners. If the plat includes a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, any individual or individuals, religious society or societies, or to any corporation, public or private, as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage or maintenance of said street or other areas so dedicated. Such certificate or instrument shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided. An offer of dedication may include a waiver of right of direct access to any street from any property. Such waiver may be required by the city engineer as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered as a quit claim deed to the said donee or grantee for use for the purpose intended by the donation or grant. At the discretion of the city engineer conveyances of right-of-way may be required to be by statutory warranty deed. The acceptance of right-of-way by the city shall not obligate the city to improve or develop the lands in the right-of-way;

4920. Forms for the appropriate certifications of the finance director, city engineer and planning director, as follows:

FINANCE DIRECTOR'S CERTIFICATE

I hereby certify that there are no delinquent special assessments for which the property subject to this subdivision may be liable to the city, and that all special assessments on any property herein contained dedicated as streets, alleys or for any other public use have been duly paid, satisfied or discharged, this _____ day of _____, 20____.

Auburn Director of Finance

CITY ENGINEER'S CERTIFICATE

I hereby certify that this final plat is in compliance with the certificate of improvements issued pursuant to ACC 17.14.015, and is consistent with all applicable City improvement standards and requirements in force on the date of preliminary plat approval, this _____ day of _____, 20____.

Auburn City Engineer

PLANNING DIRECTOR'S CERTIFICATE

I hereby certify on this _____ day of _____, 20____, that this final plat is in substantial conformance with the preliminary plat and any conditions attached thereto, which preliminary plat was approved by Resolution Number _____ of the Auburn City Council on the _____ day of _____, 20____, or by the Decision of the Hearing Examiner for the City of Auburn dated the _____ day of _____, 20____.

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Auburn Planning Director

| 2021. A form for the approval of the mayor, pursuant to ACC 17.12.030, as follows:

APPROVAL

Examined and approved this _____ day of _____, 20____, pursuant to City Ordinance Number _____, adopted by the Auburn City Council on the _____ day of _____, 20____.

Mayor

ATTEST:

Auburn City Clerk

| 2422. A form for the certificate of the applicable (King/Pierce) county finance division, as follows, or as required by the applicable county, if different:

FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified to this office for collection on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full this ____ day of _____, 20____.

Manager

Deputy

| 2223. A form for the approval of the applicable (King/Pierce) county assessor, as follows, or as required by the applicable county, if different:

ASSESSOR'S APPROVAL

Examined and approved this _____ day of _____, 20____.

County Assessor

Deputy County Assessor

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Account number

2324. A form for the certificate of the applicable (King/Pierce) county recorder, as follows, or as required by the applicable county, if different:

RECORDING CERTIFICATE

Filed for record at the request of the City of Auburn this _____ day of _____, 20____ at _____ minutes past _____ .M., and recorded in Volume _____ of Plats, page _____ Records of (King or Pierce) County, Washington.

County Recording Number _____.

Manager

Superintendent of Records

2425. Any additional pertinent information as required at the discretion of the city engineer or planning director. (Ord. 6239 § 1, 2009; Ord. 6186 § 7, 2008; Ord. 6061 § 1, 2006; Ord. 5170 § 1, 1998; Ord. 4296 § 2, 1988. Formerly 17.10.010.)

Section 28. Amendment to City Code. That Section 17.26.010 of the Auburn City Code be and the same hereby is amended to read as follows:

17.26.010 Purpose.

The purpose of this chapter is to provide for the clustering of lots within a subdivision onto a portion of the site, while maintaining the underlying allowable density. Clustering allows development to occur at an appropriate density for infrastructure services. It also and protections of environmentally sensitive areas by clustering lots away from these areas. Clustering also allows for preservation of native vegetation and native soils that are optimal for implementing stormwater low impact development techniques. (Ord. 6239 § 1, 2009.)

Section 29. Amendment to City Code. That Section 17.26.030 of the Auburn City Code be and the same hereby is amended to read as follows:

17.26.030 Requirements.

A. All subdivisions and short subdivisions in the R-1 zoning district shall be required to be clustered pursuant to this section when the property is located wholly or partially within an urban separator as designated on the city of Auburn comprehensive land use plan map.

B. Cluster subdivisions and short subdivisions shall be subject to the development standards outlined in Chapter 18.07 ACC, as modified by Chapter 18.21 ACC. However, flexibility will be applied to minimum lot size, lot width, and lot area in order to ensure that the applicant is able to maximize density when designating areas as open space and stormwater low impact development facilities. These standards include, but are not limited to, minimum lot size, width, yards, setbacks, parking, landscaping, signage, etc.

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C. Applicants for cluster subdivisions shall demonstrate compliance to all applicable engineering design standards and construction standards for the city of Auburn.

D. The provisions of this title, as well as other applicable portions of the Auburn City Code, shall apply unless specifically exempted. In addition, the following standards shall apply to clustered subdivisions or short subdivisions:

1. Location. The cluster residential development shall be required in the R-1 zoning district within urban separator areas.

2. Permitted Uses. Permitted uses in cluster residential developments shall be consistent with Chapter 18.07 ACC, as modified by Chapter 18.21 ACC. In no case shall zero lot line development be permitted in a cluster subdivision.

3. Minimum Area. No minimum area is established for a cluster residential development.

4. Permitted Density. The maximum number of dwelling units permitted in a cluster development shall be no greater than the number of dwelling units allowed pursuant to Chapter 18.07 ACC, as modified by Chapter 18.21 ACC.

5. Lot Size. The lot area of individual building lots within a cluster subdivision or short subdivision shall be no less than that provided for in Chapter 18.07 ACC, as modified by Chapter 18.21 ACC. New lots created by any subdivision or short subdivision action shall be clustered in groups not exceeding eight units. There may be more than one cluster per project. Separation between cluster groups shall be a minimum of 120 feet. Once a cluster residential development is approved and recorded, future variance to setbacks or lot coverage limits will not be allowed.

~~6. Lot Width. The lot width for individual building lots in a cluster subdivision or short subdivision shall be no less than that provided for in Chapter 18.07 ACC, as modified by Chapter 18.21 ACC.~~

76. Other Development Standards. Development standards other than lot size and lot width shall be the same as are required by Chapter 18.07 ACC, as modified by Chapter 18.21 ACC.

87. Common Open Space.

a. Amount Required. The common open space in a cluster subdivision or short subdivision shall be a minimum of 50 percent of the parcel, and may include critical areas and their buffers and stormwater low impact development facilities.

b. Nonconstrained Areas Defined. For purposes of this section, the nonconstrained area of the parcel is defined as all areas of the parcel, minus critical areas, as defined in Chapter 16.10 ACC as currently and hereinafter amended, and buffers.

c. Buildable Area. After accounting for the 50 percent open space requirement, the remainder of the nonconstrained area of the parcel shall be the buildable area of the parcel.

d. Layout of Common Open Space. The common open space tracts created by clustering shall be located and configured in the manner that best preserves and protects native vegetation and native soils that are identified as supporting vegetated stormwater low impact development techniques, connects and increases protective buffers for environmentally sensitive areas, connects and protects area wildlife habitat, creates connectivity between the open space provided by the clustering and other adjacent open spaces as well as existing or planned public parks and trails, and maintains scenic vistas.

e. Future Development Prohibited. Future development of the common open space shall be prohibited. Except as specified on recorded documents creating the common open space, all common open space resulting from lot clustering shall not be altered or disturbed in a manner that degrades adjacent environmentally sensitive areas, rural areas, agricultural areas, or resource lands; impairs scenic vistas and the connectivity between the open space provided by the clustered development and adjacent open spaces; degrades wildlife habitat; degrades or impairs native vegetation and/or native soils that have been identified as supporting vegetated

stormwater low impact development techniques, or impairs the recreational benefits enjoyed by the residents of the development.

f. Conveyance of Common Open Space. Such common open spaces shall be conveyed to residents of the development, conveyed to a homeowners' association for the benefit of the residents of the development, or conveyed to the city with the city's consent and approval. (Ord. 6239 § 1, 2009.)

Section 30. Amendment to City Code. That Section 18.50.010 of the Auburn

City Code be and the same hereby is amended to read as follows:

18.50.010 Intent.

The intent of this chapter is to provide minimum landscaping and screening requirements in order to maintain and protect property values, to enhance the city's appearance, to visually unify the city and its neighborhoods, to improve the character of certain areas of the city, to reduce erosion and storm water runoff, to interrupt expanses of impervious surfaces, to reduce CO₂ emissions, improve air quality, and to maintain or replace existing vegetation and to prevent and abate public nuisances. (Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4773 § 1, 1995; Ord. 4229 § 2, 1987.)

Section 31. Amendment to City Code. That Section 18.50.040 of the Auburn

City Code be and the same hereby is amended to read as follows:

18.50.040 Landscape development standards.

A. General Location for Landscape Improvements. Landscaping shall be provided in the following locations for all types of development, unless the city determines that the required landscape is not necessary to fulfill the purposes of this chapter.

1. Perimeter Areas. All areas that abut a street or residential property shall be landscaped in compliance with this chapter, except where occupied by a primary building, walk or driveway. Minimum landscape areas are listed in Tables 18.50.040(A) and (B).

2. Unused Areas. All areas of a multifamily or nonresidential project site not intended for a specific use (including areas planned for future phases of a phased development) shall be landscaped with existing natural vegetation, native grasses or similar.

3. Parking/Loading Areas. Parking lots, and where loading areas are visible from a public street, shall be landscaped in compliance with this chapter.

4. Outdoor Storage Areas, Recreational Vehicle Parking, and Refuse Areas. All outdoor storage areas, recreational vehicle parking, and refuse areas, when visible from adjoining properties or public streets, shall be landscaped in compliance with this chapter.

5. Stormwater Low Impact Development (LID) Facilities. Areas of vegetation planted in stormwater LID facilities (not permanently inundated or ponded areas) and for which there is a city-approved maintenance plan as prescribed in the City's Engineering Design Standards Manual shall count towards the minimum landscape coverage areas outlined in subsection B below.

B. Landscape Area Requirements by Zones. Minimum landscape area requirements are listed below by zones consistent with ACC 18.02.070.

Table 18.50.040(A) Minimum Landscape Requirements by Zoning District

Zones	Minimum Landscape Coverage ¹	Minimum Landscape Planter Width – Perimeter Areas ²	
		Abutting Street ³	Abutting Residential Property
Residential Zones			
RC, R-1, R-5, and R-7 Residential Zones ⁴	N/A	N/A	N/A
R-10, R-16 and R-20 Zones ⁵	20%	6 ft.	10 ft.
Nonresidential Zones			
C-2	10%	0 ft.	6 ft.
C-1, C-N	10%	6 ft.	10 ft.
C-3, I, P-1	15%	6 ft.	10 ft.
EP	10%	10 ft.	10 ft.
BP	15%	10 ft.	10 ft.
M-1	10%	10 ft.	10 ft.
M-2	10%	10 ft.	25 ft.
Other			
RO ⁶ /RO-H ⁶	N/A	N/A	N/A
DUC ⁷	N/A	N/A	N/A

Notes:

1. Minimum landscape coverage required is the minimum percentage of net lot area that must be maintained with a vegetated pervious surface. Vegetated bioretention cells or water quality treatment swales (not permanently inundated or ponded areas) may be included in the required landscape coverage percentage. Preference shall first be given to retention of areas of existing native coniferous vegetation. For sites that do not have existing native coniferous vegetation, landscape coverage can be achieved through planting of native species.

2. Listed planter widths shall be located entirely on private property.

3. The minimum landscape planter abutting a street may be reduced in size using the provision contained in ACC 18.50.080, Alternative landscaping plan. The reduced landscape planter shall have an average width of the requirement contained in Table 18.50.040(A).

4. Landscaping shall only be required in conjunction with an administrative or conditional use permit. The type and amount of landscaping shall be determined at that time the administrative or conditional use permit is approved.

5. Refer to ACC 18.31.200, Multifamily development and mixed-use development design standards and procedures, for additional requirements.

6. Landscaping within the RO/RO-H zone is not required unless site development includes the demolition of existing structure(s) together with new construction. Under this scenario the minimum landscape requirements of the C-1 zone shall be met.

7. Landscaping within the DUC zone shall be provided as defined in the Downtown Urban Center Design Standards; see reference to ACC 18.29.070.

C. Landscape Design and Planting Requirements. Landscape design and construction for new development or redevelopment shall be compatible with the surrounding urban and natural environment. Landscape plantings shall comply with the plant type, size, and spacing provisions listed below.

1. Landscape Design. Landscaping shall be designed as an integral part of the overall site plan with the purpose of enhancing building design, public views and spaces, supporting stormwater low impact development facilities, and providing buffers, transitions, and screening.

a. All required planting areas shall be covered with a mixture of trees, shrubs, and groundcover plants. Sodded lawn (not seed) may be substituted for some but not all of shrubs or groundcover plants. If sodded lawn is used it cannot cover more than 20 percent of the site and those portions of the lawn area must be served by an automatic irrigation system.

b. Planting design shall have focal points at project entries, plaza areas, and other areas of interest using distinct planting and/or landscape features.

c. As appropriate, building and site design shall include the use of landscaping against buildings to visually break up expanses of wall, soften appearance, and create visual interest through the use of planting areas, wall planters, hanging gardens, and/or raised planters. Loose rock, gravel, decorative rock or stone shall not exceed 20 percent of the planting area.

2. Plant Types. Landscape planting shall be compatible with the character and climate of the Pacific Northwest and complement the architectural design of structures on the site.

a. Native Landscaping. Landscaping materials installed shall include species native to the Puget Sound lowland region of the Pacific Northwest or noninvasive species that have adapted to the climactic conditions of the region in the following minimum amounts:

i. Fifty percent of trees.

ii. Fifty percent of groundcover and shrubs.

b. Trees. Trees planted within 10 feet of a public street, sidewalk, paved trail, or walkway shall be a deep-rooted species and shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

3. Planting Size and Spacing. In order to balance both an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes and plant spacing are as follows:

a. Trees. Trees shall be a minimum of one and one-half inches in diameter breast height (dbh) at the time of planting. Evergreen trees shall be a minimum of four to six feet in height at the time of planting and may include either broadleaf or conifer. Tree spacing within the perimeter planters along streets and abutting residential property shall be planted no further apart on center than the mature diameter of the proposed species.

b. Shrubs. Shrubs shall be a minimum of 18 inches in height, or two-gallon size containers, at the time of planting.

c. Groundcover. Groundcover means low evergreen or deciduous plantings and shall be planted from either four-inch pot with 12-inch spacing or one-gallon pot with 18-inch spacing. Alternative spacing of particular species may be approved by the city if documentation concerning the effectiveness of the groundcover is submitted with the landscape plan.

d. Additional Spacing Provisions.

i. Tree size and spacing at installation shall be increased by the city where needed to ensure visual access for vehicles and pedestrians and provide clear vision at street, access tracts and driveway intersections (sight distance triangles).

ii. Trees or shrubs with a full-grown height equal to or greater than 30 inches shall not be planted in any sight distance triangle. Sight distance triangles are determined in conformance with the city of Auburn engineering design standards, Chapter 10.

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iii. A minimum distance of 15 feet is required from the mature diameter of trees and the center of street light standards.

4. Landscaping Requirements for Parking Areas.

a. General Parking Lot Landscaping Standards.

i. All parking lot landscape areas shall be protected with vertical or extruded concrete curbs, or equivalent barriers. Bumper-Tire blocks shall not be used as a substitute for curbing and boundary around the landscaped area unless they are integral to a stormwater LID facility design as approved by the City Engineer or his/her designee.

ii. All parking lot landscaping must be located between parking stalls, at the end of rows of parking, or between the end of rows of stalls and the property line.

iii. The maximum distance between any parking stall and required parking area landscaping shall be no more than 50 feet.

iv. Shrubs, groundcover or lawn shall be planted to cover each parking lot planting area using the planting size and spacing requirements specific in subsection (C)(3) of this section. All groundcover shall have a mature height of not more than 24 inches.

v. Modifications to protect drainage features, easements, or utility facilities may be allowed. Modifications that reduce landscape area or plant material shall be made up elsewhere on-site, if possible.

vi. The requirements of this section shall not apply to parking garages or to display areas for automotive and equipment sales and rentals that are specifically designed, approved and constructed for the display purpose and that do not reduce required landscape areas.

b. Specific Parking Lot Landscaping Standards.

Table 18.50.040(B) Specific Parking Lot Landscaping Standards

	Landscaped Area Required	Planting Area Design Requirements	Plantings Required
12 parking stalls or less	No requirement		
13 – 75 parking stalls	7% of surface parking stalls (exclusive of circulation)	Minimum planter width: 6 feet	Trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter.
76 parking stalls or more	10% of surface parking stalls (exclusive of circulation)	Minimum planter width: 6 feet	Trees shall be provided at the rate of a minimum of one per planter and/or one per 100 square feet of planter.

5. Landscaping for Outdoor Storage Areas, Recreational Vehicle Parking and Refuse Areas.

a. Outdoor storage areas and recreational vehicle parking areas must be screened from view from adjacent streets and from all residentially zoned land by a minimum six-foot-wide landscape buffer. This landscape buffer shall contain evergreen trees or tall shrubs, a minimum of six feet in height at the time of planting, which will provide a 100 percent sight-obscuring screen within three years from the time of planting is required; or a combination of evergreen trees or deciduous trees, planted 20 feet on center with no more than 30 percent being deciduous and backed by a 100 percent sight-obscuring fence. In addition to the trees, shrubs shall be planted at four-foot spacing, in all directions, and groundcover provided.

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b. Outdoor storage areas abutting the Interurban Trail (regardless of the zoning of the Interurban Trail) and other future trails connecting to the Interurban Trail shall have a minimum 10-foot-wide landscape buffer containing the planting materials specified in subsection (C)(5)(a) of this section.

c. Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential, and nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other similar building material reflecting the overall design of the site, and be appropriately landscaped (e.g., climbing vines, arborvitae, etc.).

6. Irrigation. No portion of any landscaped area shall be located further away than 50 feet from a source of water adequate to irrigate the landscaping. The source of water may be a manual (hose connection) or an automatic irrigation system. (Ord. 6387 § 1, 2011; Ord. 4914 § 1, 1996; Ord. 4304 § 1(34), (35), 1988; Ord. 4229 § 2, 1987.)

Section 32. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 33. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 34. Effective date. This Ordinance shall be in full force and effect on December 31, 2016, and five days after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

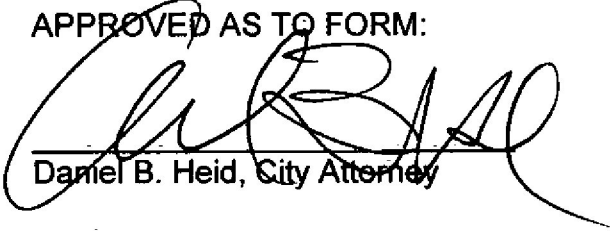
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____